




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
Account	660107737			 <p>\\tsclient\C\Users\Randy Necessary\Pictures\2021-02-05 02-05-2021 2/5/2021</p>															
Parcel ID	24N18E-14-4-00000-001-0000																		
Cadastral ID	14-24-18-00325																		
Property Type	REAL - Real Property																		
Property Class	RA	VI Area	2																
Tax Area	14 - CHELSEA RURAL																		
Name ID	340798																		
CUNG, WILLIAM TLUANG LIAN																			
26279 E 320 RD																			
BIG CABIN OK 74332-0000																			
Parcel Location				Building Permits															
Situs				<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>S23</td> <td>S24 SPLIT</td> <td>02/2023</td> <td>05/2023</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	S23	S24 SPLIT	02/2023	05/2023	
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Subdivision				<table border="1"> <thead> <tr> <th>Legal Description</th> <th>Lat/Long: 36.55788973</th> <th>-95.35706407</th> </tr> </thead> <tbody> <tr> <td>TR DESC 2023-001687 AS COMM SW/C SW; N88.1956E 1065.04' TO POB; N88.1956E 30.06'; N02.3731W 531.69'; N21.2347E 39.47'; N69 4940E 34.32'; S77.0551E 244.96'; N88.3211E 361.18'; N68.0524E 182'; N56.3908E 188.15'; N39.3249E 223.8'; N30.5313E 385.98'; S67.5245E 116.21'; N35.3616E 70.06'; N183137E</td> <td></td> <td></td> </tr> </tbody> </table>						Legal Description	Lat/Long: 36.55788973	-95.35706407	TR DESC 2023-001687 AS COMM SW/C SW; N88.1956E 1065.04' TO POB; N88.1956E 30.06'; N02.3731W 531.69'; N21.2347E 39.47'; N69 4940E 34.32'; S77.0551E 244.96'; N88.3211E 361.18'; N68.0524E 182'; N56.3908E 188.15'; N39.3249E 223.8'; N30.5313E 385.98'; S67.5245E 116.21'; N35.3616E 70.06'; N183137E						
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Lot/Block / Parcel Size 40.5 - Acres																			
Sec/Twn/Rng 14 / 24 / 18 / 4																			
Neighborhood 4050 - CHELSEA FOYIL RURAL																			
School District S003 - CHELSEA SCHOOLS																			
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	DUH & THA LLC	01/31/2023	2,678,000	WG										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax										
Remove Cap	2024		Land Value	6,352	6,352	11%	Assessed	18,222	1,507.87										
Year Frozen			Improvements	163,867	159,302		Penalty	0											
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00										
TIF Project ID	0		Total Value	170,219	165,654	18,222	Total Taxable	18,222	1,508.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660107737	CUNG, WILLIAM TLUANG LIAN			14	160,830	0	17,692	1,464.00										
2024	2024-660107737	CUNG, WILLIAM TLUANG LIAN			14	160,090	0	17,610	1,486.00										
2023	2023-660107737	CUNG, WILLIAM TLUANG LIAN			14	163,210	0	12,192	1,039.00										




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Lot Data		Primary Image	
Lot Size	-	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\2021-02-05 02-05-2021 2/5/2021</p>	
Lot Count	-		
Units Buildable	-		
Non-Ag Acres	0		
Topography	-		
Street Access	-		
Utilities	-		
Amenities	LAND QUALITY		
Method	-		
Base Lot Value	-		
Factor Value	-	GRM Approach	
Adjustments	-	GRM Code Gross Rent 0.00 Indicated Value	
Lot Value	-	Multiple Regression	
Residential Data		MRA Code Adjusted R Indicated Value	
Type	-	Direct Comparables	
Condition	-	Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value	
Quality	-	Value Reconciliation	
Architecture	-	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Agland Value 6,352 Site Improvements 163,867 Total Value 170,219 0.00 Total Value Per SqFt	
Style	-		
Exterior Wall	-		
Base/Total Area /	-		
Style	-		
HVAC	-		
Roof Cover	-		
Area on Slab	-		
Fixture/RghIn /	-		
Bed/F/H Bath / /	-		
Basement Area	-		
Garage Type	-		
Remodel	-		
Year/Eff Age /	-		
Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CHS	CHKEN HSE/SQUA SHD	0x0x0			39,600
Qual	3	Cond 3	Year 2010	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (2.78 x 39,600)		110,088	110,088	88,070	22,018	
	CHS	CHKEN HSE/SQUA SHD	0x0x0			39,600
Qual	3	Cond 3	Year 2010	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (2.78 x 39,600)		110,088	110,088	88,070	22,018	
	UTIL	SHOP BUILDING	28x80x0			2,240
Qual	2	Cond 3	Year 2008	Eff Age 14		
Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD	
Base Cost (26.26 x 2,240)		58,822	58,822	18,235	40,587	
	CHS	CHKEN HSE/SQUA SHD	0x0x0			39,600
Qual	3	Cond 3	Year 2008	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (2.78 x 39,600)		110,088	110,088	88,070	22,018	
	CHS	CHKEN HSE/SQUA SHD	0x0x0			39,600
Qual	3	Cond 3	Year 2008	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (2.78 x 39,600)		110,088	110,088	88,070	22,018	
	LF	LOAFING SHED				300
Qual	3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
Base Cost (4.26 x 300)		1,278	1,278	639	639	
	LF	LOAFING SHED				300
Qual	3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
Base Cost (4.26 x 300)		1,278	1,278	639	639	



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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HS	HAY SHED	50x145x0			7,250
	Qual	2	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 7,250)	33,930	33,930		33,930



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			4.440	144	144	639	639
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.000	144	144	288	288
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			10.500	144	144	1,512	1,512
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			7.000	192	192	1,344	1,344
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			4.000	192	192	768	768
SM	STRIP MINES	NTV PST	10			5.060	24	24	121	121
NTV PST Totals						33.000			4,672	4,672
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			5.500	224	224	1,232	1,232
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			2.000	224	224	448	448
IMP PST Totals						7.500			1,680	1,680
Total Agland						40.500			6,352	6,352